

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2021-0112.1A**ZAP DATE:** April 18, 2023**SUBDIVISION NAME:** Easton Park Section 5A Final Plat**AREA:** 58.478 acres**LOT(S):** 9**OWNER/APPLICANT:** Carma Easton, LLC
and Easton QOZB, LLC (AJ Zorn)**AGENT:** Carlson, Brigance, and Doering, Inc
(Charles Brigance)**ADDRESS OF SUBDIVISION:** William Cannon and Hwy 183**GRIDS:** L12**COUNTY:** Travis**WATERSHED:** North Fork Dry Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** Planned Unit Development (PUD)**MUD PLAN:** Pilot Knob MUD**PROPOSED LAND USE:** Multi-Family Residential, commercial, drainage/water quality, parkland and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along all internal streets and the boundary street.

DEPARTMENT COMMENTS: This final plat is out of an approved preliminary plan, and is located within the City of Austin Limited Purpose jurisdiction. The plat has 9 total lots on 58.478 acres, including 5 employment center lots per Planned Unit Development (PUD) zoning (proposed 2 multi-family residential lots, 3 commercial lots), 2 drainage/water quality lots, and 2 greenbelt or parkland lots. There are approximately 2,356 linear feet of proposed public streets. Sidewalks are proposed on all streets. The property connects to William Cannon Road and Hwy 183. The City of Austin Fire Department and the Travis County Fire Marshall Office have reviewed and approved for adequate fire flow, the layout and street connections. Water and wastewater service will be provided by the City of Austin. Parkland dedication has been satisfied in compliance with the City of Austin's Planned Unit Development (PUD zoning) agreement with the applicant.

Staff recommends approval of the preliminary plan, subject to the conditions listed in the attached comment report. After the conditions are met, the plan will comply with LDC 30-2-84. The conditions include remove or update notes, update engineer's report and drainage information, etc. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plan does not need to be heard before the Commission again.

STAFF RECOMMENDATION: Staff recommends approval of the final plat, subject to the conditions listed in the comment report dated April 13, 2023 and attached as Exhibit C.

CASE MANAGER: Sue Welch, Travis County Single Office
Email address: Sue.Welch@traviscountytx.gov

PHONE: 512-854-7637

Exhibit A: Easton Park 5A Final Plat

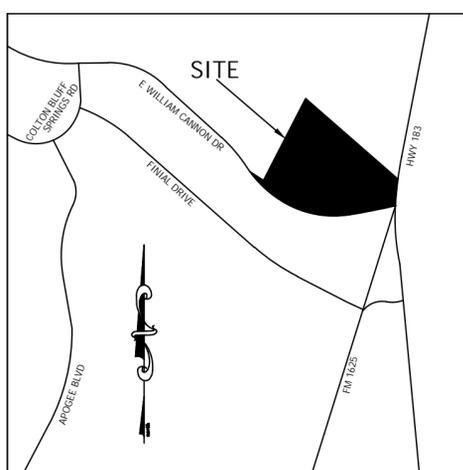
Exhibit B: Easton Park 5A Location Map

Exhibit C: Easton Park 5A Final Plat Comment Report

EASTON PARK SECTION 5A

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



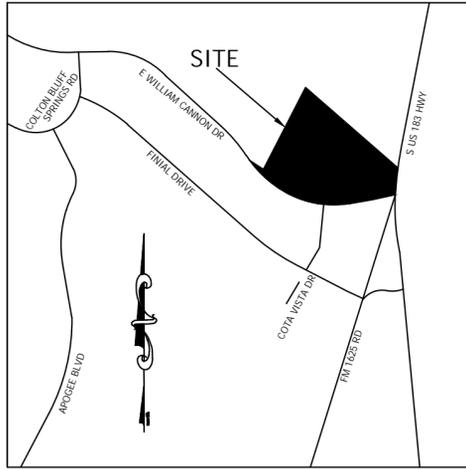
LOCATION MAP
NOT TO SCALE

SHEET NO. 1 OF 6

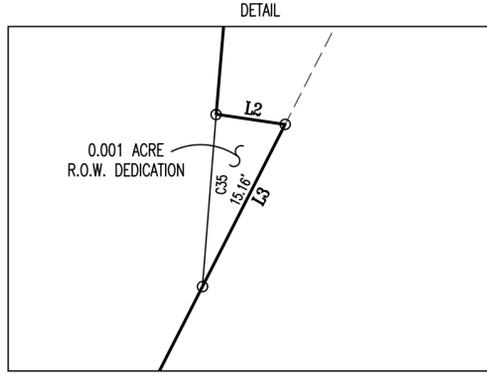


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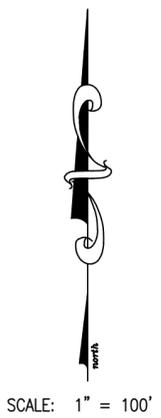
EASTON PARK SECTION 5A



LOCATION MAP
NOT TO SCALE



- LEGEND**
- ◆ BENCHMARK
 - 1/2" IRON ROD FOUND
 - 1/2" CAPPED IRON ROD SET WITH "CBD SETSTONE" CAP
 - CONCRETE MONUMENT SET
 - ▨ CRITICAL WATER QUALITY ZONE
 - SIDEWALK
 - 100 YEAR DEVELOPED ATLAS 14 FLOOD PLAIN
 - 100 FEMA YEAR FLOOD PLAIN
 - CRITICAL WATER QUALITY ZONE
 - CENTERLINE CREEK
 - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
 - ⓑ BLOCK DESIGNATOR



DATE: MARCH 20, 2023

TOTAL ACREAGE: 58.478 ACRES
 SURVEY: SANTIAGO DEL VALLE GRANT,
 ABSTRACT NO. 24
 F.E.M.A. MAP NO. 48453C0614K
 TRAVIS COUNTY, TEXAS
 DATED: JANUARY 22, 2020

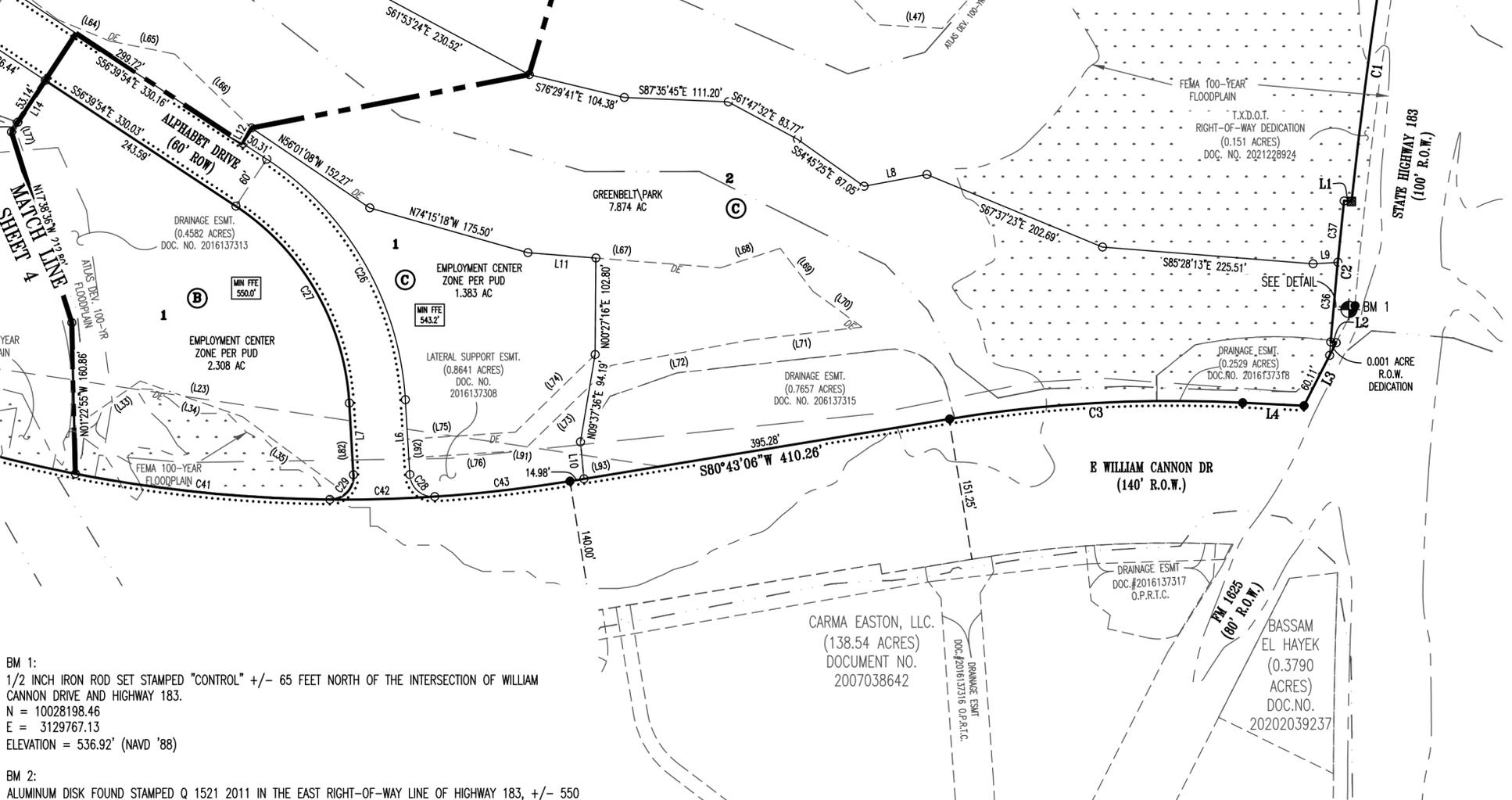
OWNERS:
 CARMA EASTON, LLC.
 11501 ALTERRA PARKWAY, SUITE 100
 AUSTIN, TEXAS 78758
 PHONE: 512-391-1330
 FAX: 512-391-1333

EASTON QOZB, LLC
 801 W. 5TH STREET, SUITE 100
 AUSTIN, TEXAS 78703
 PHONE: 512-600-7900

ENGINEER AND SURVEYOR:
 CARLSON, BRIGANCE & DOERING, INC.
 5501 WEST WILLIAM CANNON DRIVE
 AUSTIN, TEXAS 78749
 PHONE: 512-280-5160
 FAX: 512-280-5165

TOTAL OF LOTS :	9	55.978 ACRES
NO. OF EMPLOYMENT CENTER LOTS:	5	42.108 ACRES
NO. OF DRAINAGE/WATER QUALITY EASEMENT LOTS:	2	4.536 ACRES
NO. OF PARKLAND LOTS:	1	0.460 ACRES
NO. OF GREENBELT/PARK LOTS:	1	7.874 ACRES

RIGHT-OF-WAY LINEAR FOOTAGE		
ALPHABET DRIVE	60' R.O.W.	1,424'
COTA VISTA DRIVE	70'/64' R.O.W.	932'
TOTAL	3.500 ACRES	2,356'



BM 1:
 1/2 INCH IRON ROD SET STAMPED "CONTROL" +/- 65 FEET NORTH OF THE INTERSECTION OF WILLIAM CANNON DRIVE AND HIGHWAY 183.
 N = 10028198.46
 E = 3129767.13
 ELEVATION = 536.92' (NAVD '88)

BM 2:
 ALUMINUM DISK FOUND STAMPED Q 1521 2011 IN THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 183, +/- 550 FEET NORTH OF THE INTERSECTION OF WILLIAM CANNON DRIVE AND HIGHWAY 183, NGS MONUMENT, NUMBER Q 1521.
 N = 10028633.02
 E = 3129967.54
 ELEVATION = 538.21' (NAVD '88)

ALL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NAD83, ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
 ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88).

SHEET NO. 2 OF 6

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791

REG. # 10024900

Civil Engineering

5501 West William Cannon

Phone No. (512) 280-5160

Surveying

Austin, Texas 78749

Fax No. (512) 280-5165

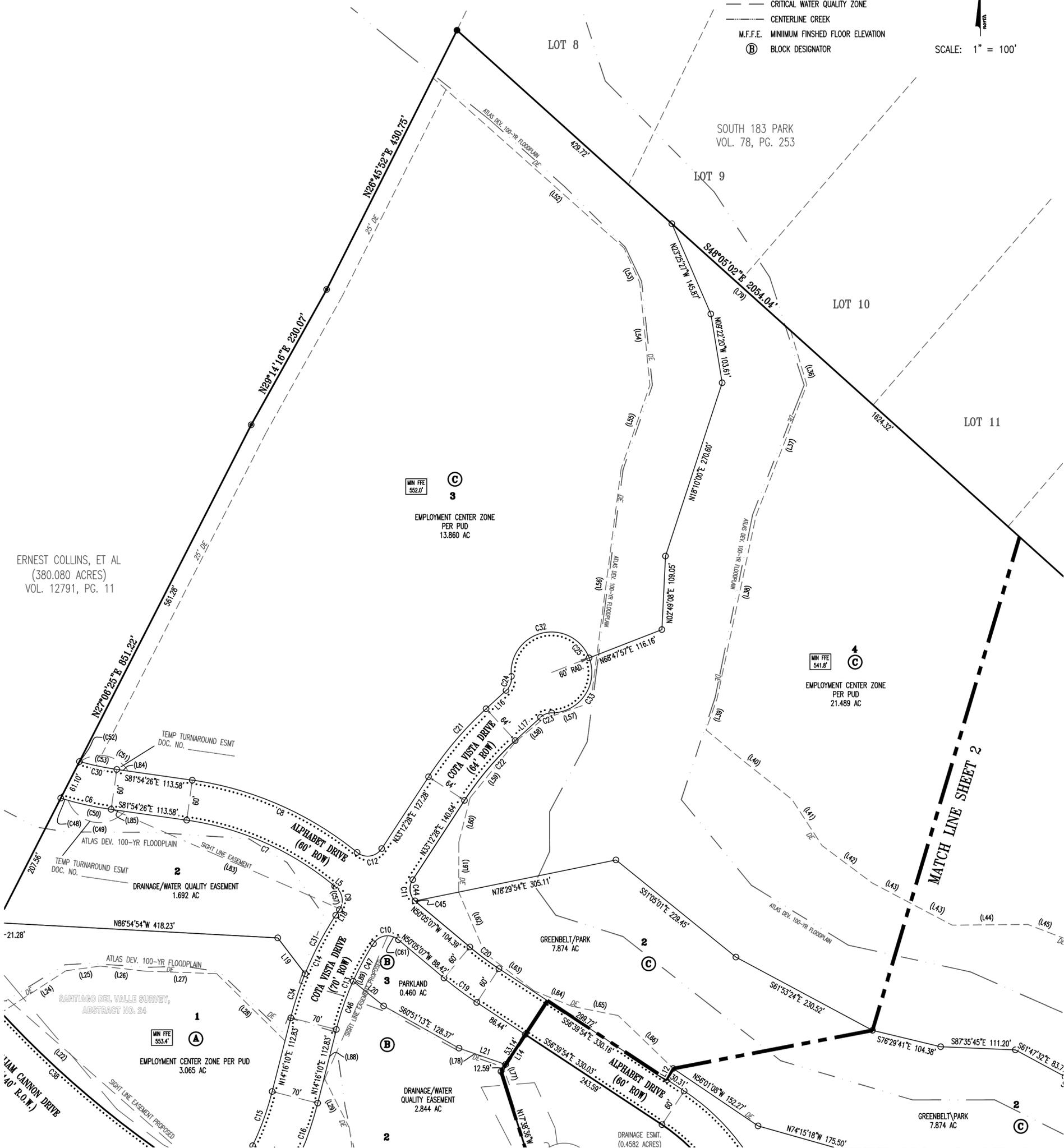
EASTON PARK SECTION 5A

LEGEND

- ⊕ BENCHMARK
- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET WITH "CBD SETSTONE" CAP
- CONCRETE MONUMENT SET
- ▨ CRITICAL WATER QUALITY ZONE
- ⋯ SIDEWALK
- 100 YEAR DEVELOPED ATLAS 14 FLOOD PLAIN
- 100 FEMA YEAR FLOOD PLAIN
- CRITICAL WATER QUALITY ZONE
- CENTERLINE CREEK
- M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
- Ⓟ BLOCK DESIGNATOR



SCALE: 1" = 100'



ERNEST COLLINS, ET AL
(380.080 ACRES)
VOL. 12791, PG. 11

MIN FFE 552.0'
Ⓟ 3
EMPLOYMENT CENTER ZONE
PER PUD
13.860 AC

MIN FFE 541.8'
Ⓟ 4
EMPLOYMENT CENTER ZONE
PER PUD
21.489 AC

TEMP TURNAROUND ESMT
DOC. NO.
2
DRAINAGE/WATER QUALITY EASEMENT
1.692 AC

MIN FFE 553.4'
Ⓟ A
EMPLOYMENT CENTER ZONE PER PUD
3.065 AC

Ⓟ B
PARKLAND
0.460 AC

Ⓟ B
DRAINAGE/WATER QUALITY EASEMENT
2.844 AC

GREENBELT/PARK
7.874 AC

DRAINAGE ESMT.
(0.4582 ACRES)

GREENBELT/PARK
7.874 AC

SHEET NO. 3 OF 6

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

REG. # 10024900

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

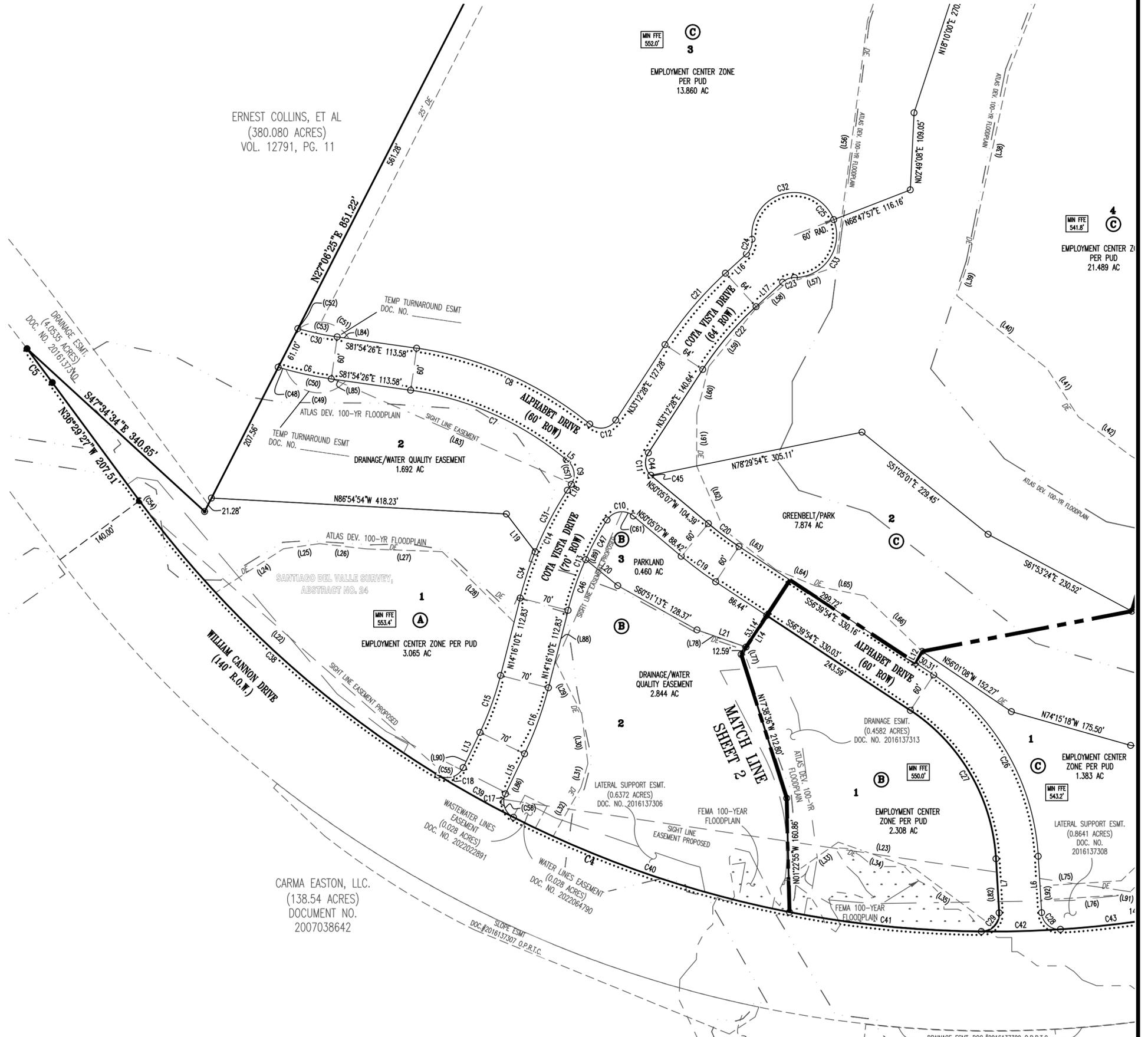
EASTON PARK SECTION 5A

LEGEND

- ◆ BENCHMARK
- 1/2" IRON ROD FOUND
- 1/2" CAPPED IRON ROD SET WITH "CBD SETSTONE" CAP
- CONCRETE MONUMENT SET
- CWQZ CRITICAL WATER QUALITY ZONE
- SIDEWALK
- 100 YEAR DEVELOPED ATLAS 14 FLOOD PLAIN
- 100 FEMA YEAR FLOOD PLAIN
- CRITICAL WATER QUALITY ZONE
- CENTERLINE CREEK
- M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
- ⓑ BLOCK DESIGNATOR



SCALE: 1" = 100'



SHEET NO. 4 OF 6

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

EASTON PARK SECTION 5A

Line Table		
Line #	Length	Direction
L1	8.00	N84°02'15"W
L2	5.81	S81°36'46"E
L3	75.27	S27°06'06"W
L4	65.60	N87°14'38"W
L5	2.78	N50°05'07"W
L6	79.79	S03°25'04"E
L7	76.31	N03°20'31"W
L8	68.42	N79°24'58"E
L9	26.47	N86°38'16"E
L10	39.51	N05°15'55"W
L11	72.88	N85°31'13"W
L12	18.83	S28°40'52"W
L13	55.07	N25°32'20"E
L14	65.74	N33°20'06"E
L15	62.63	S25°32'20"W
L16	40.16	S47°30'07"W
L17	51.02	S47°30'07"W
L18	10.02	N33°12'28"E
L19	67.24	N37°26'42"W
L20	58.33	S51°03'30"E
L21	73.61	S70°50'06"E

Easement Line Table		
Line #	Length	Direction
(L22)	564.57	N48°41'23"W
(L23)	705.31	S81°38'39"E
(L24)	114.56	N57°12'29"E
(L25)	51.49	N82°02'55"E
(L26)	66.75	S83°33'16"E
(L27)	107.20	S87°58'25"E
(L28)	142.20	S45°36'43"E
(L29)	83.53	S26°44'36"E
(L30)	70.48	S07°08'47"E
(L31)	35.37	S16°09'43"W
(L32)	79.81	S29°51'12"W
(L33)	85.73	N55°05'49"E
(L34)	115.75	S70°48'41"E
(L35)	137.27	S53°29'00"E
(L36)	83.87	N16°38'44"W
(L37)	208.78	N21°14'41"E
(L38)	276.79	N12°03'57"E
(L39)	49.52	N19°26'20"E
(L40)	95.93	N51°39'46"W
(L41)	82.10	N33°10'37"W
(L42)	92.87	N53°24'26"W
(L43)	134.39	N62°15'18"W
(L44)	112.62	S89°30'44"W
(L45)	67.94	N69°10'25"W

Easement Line Table		
Line #	Length	Direction
(L46)	111.65	N44°21'07"W
(L47)	68.49	N86°47'22"W
(L48)	90.80	S42°07'26"W
(L49)	112.63	S24°33'13"W
(L50)	91.32	S46°55'04"W
(L51)	80.78	S71°09'00"W
(L52)	380.29	S48°24'38"E
(L53)	56.37	S24°18'26"E
(L54)	152.45	S05°42'02"E
(L55)	131.28	S19°02'21"W
(L56)	350.24	S07°26'17"W
(L57)	75.89	S71°00'43"W
(L58)	51.96	S50°21'04"W
(L59)	107.17	S39°09'59"W
(L60)	68.14	S14°18'18"W
(L61)	74.06	S00°05'40"W
(L62)	98.39	S23°19'00"E
(L63)	92.22	S52°33'42"E
(L64)	60.41	S67°45'29"E
(L65)	70.78	S78°43'33"E
(L66)	113.53	S46°08'25"E
(L67)	206.29	S85°31'13"E
(L68)	67.06	N71°56'38"E
(L69)	57.40	S37°20'27"E

Easement Line Table		
Line #	Length	Direction
(L70)	64.98	S53°59'26"E
(L71)	120.59	S83°24'40"W
(L72)	150.83	N79°39'34"E
(L73)	122.59	S45°55'19"W
(L74)	118.60	S45°55'19"W
(L75)	115.20	S86°18'22"W
(L76)	115.30	S86°18'22"W
(L77)	34.52	S19°46'28"E
(L78)	67.06	S70°51'44"E
(L79)	237.55	N48°05'02"W
(L80)	293.26	N48°05'02"W
(L82)	57.50	N03°20'31"W
(L83)	368.31	N66°25'40"W
(L84)	16.97	S81°54'26"E
(L85)	20.54	N81°54'26"W
(L86)	32.85	S25°32'20"W
(L88)	82.69	S14°16'10"W
(L89)	239.48	N23°50'47"E
(L90)	15.57	N25°32'20"E
(L91)	272.91	S81°38'39"E
(L92)	48.47	S03°25'04"E
(L93)	82.42	N80°43'06"E

- A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- ALL STREETS, DRAINAGE, AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED TO APPLICABLE STANDARDS INCLUDING TRAVIS COUNTY AND CITY OF AUSTIN.
- WATER AND WASTEWATER LINES AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
- OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING WATER AND WASTEWATER IMPROVEMENTS AND SYSTEM UPGRADES.
- WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE, INC.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY OR CITY OF AUSTIN ONCE FULLY ANNEXED.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNEES SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY OR CITY OF AUSTIN, ONCE FULLY ANNEXED, FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- PUBLIC SIDEWALKS, BUILT TO TRAVIS COUNTY, CITY OF AUSTIN, AND PUD STANDARDS, ARE REQUIRED ALONG EAST WILLIAM CANNON DRIVE, COTA VISTA DRIVE, AND ALPHABET DRIVE, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY, TITLE 30-3-191.
- A 10 FOOT PUBLIC UTILITY EASEMENT IS PROVIDED ALONG ALL RIGHT-OF-WAY LINES UNLESS NOTED OTHERWISE.
- TELECOMMUNICATIONS SERVICE WILL BE PROVIDED BY AT&T (OR EQUAL).
- THIS PLAT AND ALL SETBACKS MUST COMPLY WITH THE APPROVED PILOT KNOB PUD, ORDINANCE NUMBER 20161110-032.
- PRIOR TO ANY DEVELOPMENT A CITY OF AUSTIN PERMIT WILL BE REQUIRED.
- THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE EASTON PARK PROPERTY ARE RECORDED IN DOCUMENT NO. 2015030792, AND AMENDED IN DOC. NO.'S 2015192016 AND 2016027307 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THE COVENANTS, CONDITIONS AND RESTRICTIONS AND HOMEOWNER'S ASSOCIATION BYLAWS FOR THE EASTON PARK SECTION 5A PROPERTY ARE RECORDED IN THE HOME OWNER'S ASSOCIATION ANNEXATION DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED PURSUANT TO THE PUD ORDINANCE NO. 20151217-080 AND THE PILOT KNOB MUD CONSENT AGREEMENT ARTICLE VIII.
- ALL LOTS IN THIS SUBDIVISION ARE REQUIRED TO MAKE PEDESTRIAN ACCESS TO PUBLIC SIDEWALKS ALONG COTA VISTA DRIVE AND ALPHABET DRIVE VIA THE APPROPRIATE SIDEWALK LOCATION SHOWN ON THE PLAT. THE FINAL LOCATION OF THE SIDEWALK WILL BE DETERMINED AT THE TIME OF THE SITE PLAN APPLICATION.
- THIS PLAT IS SUBJECT TO A TRAFFIC IMPACT ANALYSIS (TIA). THE TRAFFIC IMPACT ANALYSIS SUBMITTED FOR THE LOTS IN THIS PLAT, MADE LAND USE ASSUMPTIONS FOR PURPOSE OF EVALUATING THE DEVELOPMENT'S IMPACT ON THE ADJACENT STREETS AND INTERSECTIONS. AN EVALUATION OF THE LAND USES PROPOSED AT THE TIME OF THE SITE DEVELOPMENT APPLICATION VERSUS THOSE USED IN THE TRAFFIC IMPACT ANALYSIS WILL BE PREPARED BY THE DEVELOPER FOR REVIEW AND APPROVAL BY TRAVIS COUNTY AND SUBMITTED WITH THE SITE PLAN OR CONSTRUCTION PLANS. TRAVIS COUNTY (UNTIL FULLY ANNEXED) WILL HAVE SOLE DISCRETION TO DETERMINE IF THE ASSUMPTIONS MADE IN THE TIA ARE STILL VALID OR IF REEVALUATION IS NEEDED. HIGHER ROADWAY CLASSIFICATIONS AND ADDITIONAL IMPROVEMENTS MAY BE REQUIRED.
- THIS PLAT IS SUBJECT TO THE TRAFFIC IMPACT ANALYSIS AND PHASING AGREEMENT WITH TRAVIS COUNTY RECORDED IN DOCUMENT NUMBER 2020178523 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FOOT ABOVE THE ELEVATION OF THE ATLAS 14 100 YEAR FLOODPLAIN AS SHOWN HEREON: XXX.XX' M.F.F.E.
- FOR MAINTENANCE OF THE DETENTION AND WATER QUALITY FACILITY, SEE AGREEMENT FILED IN DOCUMENT# _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- TRAVIS COUNTY DRIVEWAY PERMITS WILL BE REQUIRED TO TAKE ACCESS OFF OF COTA VISTA, WILLIAM CANNON OR ALPHABET DRIVE
- FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH-RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHA). THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHA ON FEMA'S FLOOD MAPS, INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED LENDERS MAKE, INCREASE, EXTEND OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL, OR FARM CREDIT LOAN IN A FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	248.68	5794.08	S07°23'24"W	248.66	124.36	2°27'33"
C2	150.97	5802.08	S05°24'53"W	150.97	75.49	1°29'27"
C3	314.47	1470.50	S86°50'41"W	313.87	157.84	12°15'10"
C4	1644.40	1500.50	N67°53'10"W	1563.34	915.74	62°47'26"
C5	59.74	4340.50	N36°53'07"W	59.74	29.87	0°47'19"
C6	76.95	500.00	S77°29'55"E	76.87	38.55	8°49'03"
C7	244.38	440.00	N65°59'46"W	241.25	125.43	31°49'20"
C8	270.91	500.00	N66°23'07"W	267.61	138.87	31°02'39"
C9	36.34	25.00	N08°26'19"W	33.23	22.23	8°31'35"
C10	42.45	25.00	S81°16'31"W	37.53	28.40	97°16'44"
C11	34.39	25.00	S06°11'55"E	31.74	20.54	78°48'46"
C12	41.86	25.00	N81°10'20"E	37.14	27.73	95°55'44"
C13	139.44	435.00	S23°27'10"W	138.85	70.32	18°22'00"
C14	166.92	505.00	S23°44'19"W	166.16	84.23	18°56'19"
C15	85.56	435.00	N19°54'15"E	85.42	42.92	11°16'10"
C16	99.33	505.00	N19°54'15"E	99.17	49.83	11°16'10"
C17	38.71	25.00	S18°49'30"E	34.96	24.45	88°43'40"
C18	41.86	25.00	N73°30'57"E	37.14	27.74	95°57'44"
C19	60.86	530.00	S53°22'30"E	60.83	30.47	6°34'47"
C20	53.97	470.00	S53°22'30"E	53.94	27.02	6°34'47"
C21	132.72	532.00	S40°21'18"W	132.38	66.71	14°17'39"
C22	116.76	468.00	S40°21'17"W	116.45	58.68	14°17'38"
C23	18.42	25.00	S68°36'32"W	18.01	9.65	42°12'49"
C24	23.17	25.00	N20°57'21"E	22.35	12.49	53°05'31"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C25	288.30	60.00	N47°56'14"W	80.83	54.69	27°18'20"
C26	306.68	330.00	N30°02'29"W	295.76	165.42	53°14'50"
C27	250.92	270.00	N30°02'29"W	241.99	135.35	53°14'50"
C28	39.41	25.00	S48°34'24"E	35.45	25.14	90°18'41"
C29	40.97	25.00	N43°36'14"E	36.54	26.76	93°53'29"
C30	56.90	440.00	S78°12'10"E	56.86	28.49	7°24'32"
C31	98.19	505.00	N27°38'16"E	98.04	49.25	11°08'25"
C32	172.15	60.00	N76°36'16"E	118.89	437.70	164°23'21"
C33	116.15	60.00	S34°15'27"W	98.85	87.16	110°54'59"
C34	68.73	505.00	N18°10'06"E	68.68	34.42	7°47'53"
C35	14.39	5802.08	S04°35'54"W	14.39	7.19	0°08'31"
C36	85.07	5802.08	N05°05'22"E	85.06	42.53	0°50'24"
C37	65.91	5802.08	N05°50'06"E	65.91	32.95	0°39'03"
C38	576.88	1500.50	S47°30'17"E	573.33	292.04	22°01'40"
C39	122.31	1500.50	S60°51'14"E	122.28	61.19	4°40'13"
C40	414.34	1500.50	S71°05'58"E	413.02	208.49	15°49'16"
C41	273.42	1500.50	S84°13'49"E	273.04	137.09	10°26'25"
C42	112.05	1500.50	N88°24'37"E	112.02	56.05	4°16'43"
C43	145.41	1500.50	N83°29'41"E	145.35	72.76	5°33'09"
C44	34.39	25.00	S06°11'55"E	31.74	20.54	78°48'46"
C45	1.95	25.00	S47°50'42"E	1.95	0.98	4°28'48"
C46	75.83	435.00	S19°15'48"W	75.74	38.01	9°59'17"
C47	63.61	435.00	S28°26'48"W	63.55	31.86	8°22'43"

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C48)	11.41	500.00	N73°44'36"W	11.41	5.70	1°18'25"
(C49)	103.53	50.00	S79°02'54"E	86.00	84.28	118°38'21"
(C50)	65.54	500.00	N78°09'08"W	65.49	32.82	7°30'37"
(C51)	81.76	50.00	N79°06'24"W	72.95	53.33	93°41'35"
(C52)	0.85	440.00	N74°33'14"W	0.85	0.42	0°06'38"
(C53)	56.05	440.00	N78°15'30"W	56.01	28.06	7°17'53"
(C54)	22.78	1500.50	S36°55'33"E	22.78	11.39	0°52'12"
(C55)	15.71	25.00	S76°30'44"E	15.46	8.13	36°01'06"
(C56)	30.38	25.00	N28°22'44"W	28.54	17.38	69°37'13"
(C57)	35.08	25.00	N09°53'11"W	32.27	21.13	80°23'51"
(C61)	17.29	25.00	S69°54'03"E	16.95	9.01	39°37'53"

SHEET NO. 5 OF 6

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying
 5501 West William Cannon Austin, Texas 78749
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

EASTON PARK SECTION 5A

THE STATE OF TEXAS :
COUNTY OF TRAVIS : KNOW ALL MEN BY THESE PRESENTS

THAT CARMA EASTON LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH CHAD MATHESON, BEING THE OWNERS OF A 58.478 ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 138.540 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON, LLC., RECORDED IN DOCUMENT NO. 2007038642, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF THAT CALLED 25.304 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON LLC., RECORDED IN DOCUMENT NUMBER 2008124712, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 58.478 ACRES PURSUANT TO TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENTS CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"EASTON PARK SECTION 5A"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

CARMA EASTON LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
CHAD MATHESON
CHIEF FINANCIAL OFFICER
C/O BROOKFIELD RESIDENTIAL
11501 ALTERRA PARKWAY, SUITE 100
AUSTIN, TEXAS 78758

THE STATE OF _____ :
COUNTY OF _____ :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHAD MATHESON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY NAME AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE _____ COUNTY, _____.

PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

CARMA EASTON LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
BRAD CHELTON, PRESIDENT
C/O BROOKFIELD RESIDENTIAL
11501 ALTERRA PARKWAY, SUITE 100
AUSTIN, TEXAS 78758

THE STATE OF _____ :
COUNTY OF _____ :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRAD CHELTON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY NAME AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE _____ COUNTY, _____.

PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

EASTON QOZB, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
ROB GANDY
C/O CIELO PROPERTY GROUP
801 W. 5TH STREET, SUITE 100
AUSTIN, TEXAS 78703

THE STATE OF _____ :
COUNTY OF _____ :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROB GANDY, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY NAME AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR THE _____ COUNTY, _____.

PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION HERewith. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS. THE COUNTY EXECUTIVE MAY REQUIRE POSTING OF ADDITIONAL FISCAL SURETY PRIOR TO PERMITTING THE OWNERS(S)' SUBDIVISION CONSTRUCTION PLANS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DYANA LIMON-MERCADO, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20__, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 20__, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20__, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20__, A.D., AT _____ O'CLOCK _____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____, WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20__, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 20__.

CHAIRPERSON SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS. THIS THE _____ DAY OF _____, 20__.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, BRETT R. PASQUARELLA, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING RELATED STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 500-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0614K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY # 481026.

CERTIFIED TO THIS THE _____ DAY OF _____, 20__, A.D.

BRETT R. PASQUARELLA
LICENSED PROFESSIONAL ENGINEER
NO. 84769 - STATE OF TEXAS
CARLSON, BRIGANCE & DOERING, INC.
TX FIRM NO. F-3791
5501 W. WILLIAM CANNON BLVD.
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160



THE STATE OF TEXAS :
COUNTY OF TRAVIS :

I, AARON V. THOMASON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

CERTIFIED TO THIS THE _____ DAY OF _____, 20__, A.D.

AARON V. THOMASON, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6214 - STATE OF TEXAS
CARLSON, BRIGANCE & DOERING, INC.
5501 W. WILLIAM CANNON BLVD
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160



SHEET NO. 6 OF 6

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 REG. # 10024900
Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160
Surveying Austin, Texas 78749 Fax No. (512) 280-5165

CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT

Exhibit C



CASE NUMBER: C8J-2021-0112.1A
REVISION #: 00
CASE MANAGER: Sue Welch
UPDATE: U0
PHONE #: 512-854-7637

PROJECT NAME: Easton Park Section 5A Final Plat
LOCATION: 8300-8923 E WILLIAM CANNON DR

SUBMITTAL DATE: March 20, 2023
REPORT DUE DATE: April 18, 2023
FINAL REPORT DATE: April 13, 2023

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **June 19, 2023**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must submit an update through the intake submittal webform: <https://www.austintexas.gov/page/subdivision-application-process>
2. Your update must include the following items:
 1. The revised plat/plan in pdf format
 2. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 : Kennedy Higgins	Drainage Review – Judy Anderson
Environmental Review - Mel Fuechec	Water Quality Review – Judy Anderson
PARD – Robynne Heymans	Addressing – Janny Phung
Site Plan Plumbing : Cory Harmon	Site Plan Plumbing – Cory Harmon
Travis Co. Subdivision – Sue Welch	Wetlands Biologist Review - Leslie Lilly
Travis Co. Transportation – Christine Connor	
Travis Co. Drainage – Christine Connor	

Electric Review - Andrea Katz - 512-322-6957

No Review Required. Out of Austin Energy service area, served by Bluebonnet Electric Cooperative, Inc.

Environmental Review - Mel Fuechec - mel.fuechec@austintexas.gov

PLAT NOTES [LDC 25-1, Article 4]

- EV 1 Add the following note: *“Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks.”* [LDC 25-8, Article 7]
- EV 2 Remove critical water quality zone buffers from the plat.

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

- EV 3 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.
- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

Flood Plain Review - Zach Kretsch - 512-974-3363

**DATE REVIEWED: 3/30/2023
UPDATE # U0**

General notes: Floodplain modeling has been reviewed with case SP-2021-0235C for tributary 2, and C8J-2021-0112PA for tributary 3. Floodplain delineations and drainage easements are shown. Prior to the construction plans and site plans for this project, this final plat needs to be recorded since there are drainage easements being dedicated via plat. There are no formal comments.

Wetlands Biologist Review - Leslie Lilly - Leslie.lilly@austintexas.gov

- WB1. Update0.** Please demonstrate compliance with LDC 25-8-281 or 30-5-281; LDC 25-8-282 or LDC 30-5-282.
Additional information: { *This reviewer cannot establish wetland CEF protection provisions. e.g. Clearly show the boundary of the wetland CEFs and clearly label the features: “WETLAND CEF” on all plan sheets where they exist.* }
- WB2. Update0.** Please demonstrate compliance to LDC 25-8-281(C)(2)(a) or 30-5-121(C)(2)(a).
Additional information: { *This comment can be addressed by adding a note on all sheets stating that: “All activities within the CEF and CEF buffer must comply with the City of Austin Code and*

Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited.”}

Travis Co. Transportation Review - Christine Connor - 512-854-7215

- 1) Add the following sight line note since it appears these easements are not being dedicated by separate instrument: Within a sight line easement any obstruction of sight line by vegetation, fencing, earthwork, buildings, signs or any other object which is determined to cause a traffic hazard is prohibited and may be removed by order of the Travis County Commissioners Court at the owner's expense. The property owner is to maintain an unobstructed view corridor within the bounds of such easement at all times. 30-1-113
- 2) Provide a copy of the Temporary Turnaround easement to be reviewed and forwarded to legal. 30-1-113
- 3) Full and alternative fiscal are conditionally approved. Please work with Sara Sternberg to get a sidewalk waiver to defer sidewalks to the home builder.

Travis Co. Drainage Construction Review - Christine Connor - 512-854-7215

- 1) The DMA/RCs for the shared use of the ponds need to be approved and recorded within 90 days of approval of the final plat. 30-1-113
- 2) The limits of the floodplain within the proposed drainage easement show FEMA 100-year and Atlas 14 100-year; however, the note states that it is the FEMA 500-year. Make these consistent and explain which one is appropriate and why. 30-1-113

Site Plan Plumbing - Cory Harmon - 512-974-2882

- Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

ATD Engineering Review - Dari Majd - 512-974-4024

ATD1. FYI – Block layout and lengths will need to be reviewed and approved by Travis County.

Travis Co. Subdivision Review - Sue Welch - 512-854-7637

1. Add the case number to the bottom right hand corner of each page, C8J-2021-0112.1A 30-1-113
2. Correct the preamble the deed information for Easton QOZB, LLC. 30-1-113
3. Correct Denise Lucas name to Jose Roig (please check with DSD on the correct title) 30-1-113
4. Need the match line needs to reference the other sheet which it is to match – need a match line between pages 3 and 4. 25-1-83 or 30-1-113

5. Provide turn around/permanent easement document with required maintenance– this document will need to be reviewed and approved by COA Legal. 30-1-113
6. Clearly show the drainage easement “by plat”. The draft Drainage Maintenance Agreement and CCR have been send to COA Legal for review and approval. 30-1-113
7. The preliminary plan shows the uses as multi-family and commercial – please correct page 2 of the plat to match the approved preliminary plan. 30-2-59
8. Clarify if there is ROW dedication for TxDOT on the east – is this by plat? If so, it should be included in the boundaries of the plat. 30-1-113
9. Clearly show the dimensions and bearings of the standard sight line easement and/or provide a detail – see TCM), and state BY Plat (not “proposed”). Add the following plat note: Within a sight line easement any obstruction of sight line by vegetation, fencing, earthwork, buildings, signs, or any other object which is determined to cause a traffic hazard is prohibited and may be removed by order of the Travis County Commissioners Court at the owner’s expense. The property owner is to maintain an unobstructed view corridor within the bounds of such easement at all times. 30-1-113
10. Once all comments/conditions are cleared, please contact this reviewer regarding the process to receive the signed/sealed mylars and current tax certificates.
11. FYI - Please contact the Neighborhood Housing and Community Development Department to update the number of units for Smart Housing associated with the PUD requirements. NHCD needs updated Affordability Phasing Plan, please contact Alex.Radtke@austintexas.gov for more information.
12. FYI - Update deadline Monday, June 19, 2023
Fiscal Posting due Monday, September 18, 2023
Approval of the plat expires on the 90th day after the approval date if the single office has not certified that the applicant has posted fiscal security. 30-2-84

Water Quality Review - Judy Anderson - Judy.Anderson@austintexas.gov

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

- WQ 1. Add the plat note: “Water quality controls are required for all development pursuant to the Land Development Code.” This note is required for all cases, regardless of the manner in which the water quality requirements are satisfied. [LDC 25-8-211]
- WQ 2. The preliminary plan proposes shared use water quality facilities for public ROW, and multiple private commercial and multifamily lots. A legal document is required for shared drainage infrastructure. See DE1 and DE2. [LDC 30-5-211]
- WQ 3. Verify water quality facilities have sufficient footprint to comply with Section 1.2.4 of the Drainage Criteria Manual. Especially consider, access drives (widths, grades), fences, staging areas, etc. [LDC 30-5-211]
- WQ 4. The proposed water quality facilities propose mechanical systems.

- Maintenance by the MUD via the HOA is insufficient justification for use of mechanical systems and partial sed/fill.
- Criteria for City maintained ponds applies
- Mechanical systems and partial sed/fill will be reviewed on a case by case basis
- If topographic constraints demonstrate mechanical and partial sed/fill is necessary, the applicant shall provide explanation with drawings and calculations demonstrating: a maximum ponding depth of three feet in the sedimentation basin, if it is not feasible to obtain an outlet for the drainage from the filtration basin within one hundred (100) feet of the crest of the filtration embankment, then the partial sedimentation/filtration configuration system may be used. [ECM 1.6.5.A]

Drainage Engineering Review - Judy Anderson - Judy.Anderson@austintexas.gov

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

- DE 1. Shared use of water quality and detention facilities for public ROW, and multiple private commercial and multifamily lots is proposed. A legal document is required for shared drainage infrastructure. This comment will remain until the "Declaration of Drainage Easement and Restrictive Covenant Regarding the Maintenance of Drainage Facilities" documents provided are recorded. [LDC 30-4-61 and 171-172]
- DE 2. When available, please provide the document number for note, "For maintenance of the detention facility, see agreement filed in document # _____, official public records, Travis County, Texas. [LDC 30-4-61 and 171-172]
- DE 3. Verify that drainage facilities (headwalls, open channels, storm sewers, area inlets, detention, retention, water quality controls) comply with Section 1.2.4 of the Drainage Criteria Manual. Especially consider, access drives (widths, grades), fences, staging areas, etc. [LDC 30-4-61 & 62]
- DE 4. Engineering report Part I, Section 4, is missing detention information for proposed ROW and Lots 1/A, 1/B, and 1/C. The location for the proposed pond, or whether stacked detention on Pond 1 and 2 is proposed is unclear. Part V, Internal Detention, appears to be for a single "Pond A", and the single analysis point is not identified in an associated map. Please clarify the plan for detention and demonstrate a comprehensive plan for no increase in runoff. [LDC 30-4-61 & 62]
- DE 5. Address drainage infrastructure for the minor waterway crossings required for both Costa Vista Drive and driveway access to Lot 4/Block C. Note, storm drain infrastructure within easements are required to comply with the DCM. Address this topic in the engineering report. [LDC 30-4-151 and 152, LDC 30-4-62, DCM Section 5 and 7]
- DE 6. Please add the following note, "An Erosion Hazard Zone Analysis was done with the preliminary plan for this subdivision." [LDC 30-4-32, DCM Appendix E]
- DE 7. Please add the following note, "Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Austin." [LDC 30-4-61]
- DE 8. Please add the following note, "No structure shall be occupied until the water quality control and detention facility have been constructed, inspected, and accepted by the City of Austin. [LDC 30-4-61]

PARD / Planning & Design Review - Robynne Heymans - 512-974-9549

U0

- PR 1: What is the proposed unit count with this plat? The 'employment centers' shown in Lots 3 and 4 Block C are shown as Multifamily in the associated site plan. Please clarify.
- PR 2: Please replace note 22 with the following note:
Parkland dedication for xxx residential units is satisfied per Ordinance No. 20151217-080 by the dedication of land. The area to be dedicated as parkland is shown on this plat as Lot 3, Block B and Lot 2 Block C.
- PR 3: Please provide a trails exhibit to show how the trail will connect to 183 to the west of the plat, the single family lots to the north of the plat and the rest of the Easton Park trail system to the south east of the plat. Please provide a cost estimate to post fiscal surety for the trails.
- PR 4: Provide an open space and parkland calculator worksheet and prepare the credited acreage for the proposed parkland. Please clearly label the drainage easement on Lot 2 Block C.
- PR 5: Provide the overall parkland and open space tracking tables for this final plat and update with correct number of units proposed with this plat. Referenced as a Pilot Knob PUD Open Space Summary Table.

911 Addressing Review - Janny Phung - janny.phung@austintexas.gov

AD1: This plat review is rejected for the following reasons:

AD2: Please update label for S US 183 HWY the directional S must be included in the exhibit and the location map. Add an additional S US 183 HWY label to the southern portion of the location map on all sheets including the exhibit

AD3: Please update label for E WILLIAM CANNON DR the directional S must be included on all sheets including sheet 4

AD4: Please remove COTA VISTA DR from the location map or show the existing built portion only

AD5: Please email addressing@austintexas.gov with the adjoining plans showing the proposed continuation of COTA VISTA DR to the built portions.

AD6: Please update label for FM 1625 RD the street type RD must be included in the location map

NOTE: Directionals (such as N, E, W or S) are required before a street name when a street crosses over designated zero range boundaries. Without the directional, duplicate addresses would occur. It is important to include the directional in the street name label.

NOTE: ALPHABET DR has been reserved

*The standards applied to all new street names in Travis County can be found at this link:
http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf*

§30-2-155

End of Comments

End of Report



Legend

Street Labels

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

TCAD Parcels

TCAD Parcel IDs

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Subdivision Review Cases (All Zoning)

- Lake Austin, Rural Residence (LA);
- Single Family (SF-1; SF-2; SF-3; SI)
- Mobile Home (MH)
- Multi-family (MF-1; MF-2; MF-3; MF)
- Commercial (CH; CR; CS; CS-1; G)
- Office (GO; LO; NO)
- Industrial (IP; LI; MI; R&D; W/LO)
- CBD; Downtown Mixed Use (DMU)
- ERC; NBG; TND; TOD
- Planned Unit Development (PUD)
- Agriculture, Development Reserve
- Aviation, Public, Unzoned (AV; P; L)
- Unclassified

Zoning Text



1: 4,800



0.2 0 0.08 0.2 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

7-16-21

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Notes

Easton Park 5A Preliminary Plan